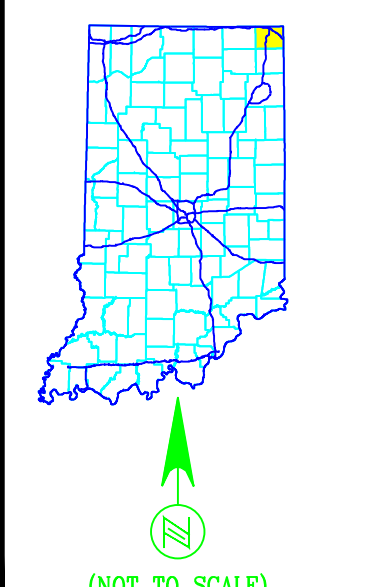
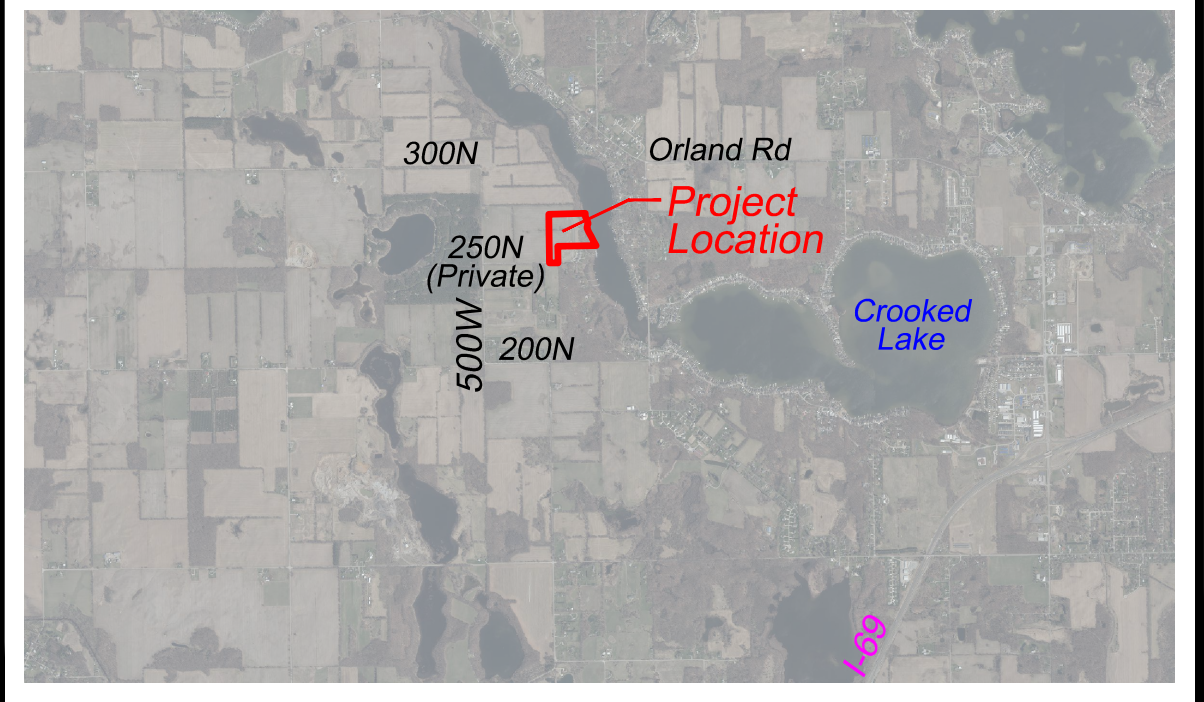


Vicinity Map:
Pleasant Township
Steuben County



Area Map:



Developer:
3rd Basin LLC
6850 W South Lake Gage Dr
Angola, IN, 46703
Tel: (260) 905-1007



Planning/Development Approval:
Steuben County Plan Commission
317 South Wayne Street, Suite 3H
Angola, IN 46703
(260) 668-1000 Ext 1600

Traffic, Street & Right-of-Way Approval:
Steuben County Highway Department
1900 North 200 West
Angola, IN 46703
(260) 668-1000 Ext 3600

Sanitary Sewer Utility:
Steuben County Soil &
Water Conservation District
Peachtree Plaza 200
1220 N 200 W, Suite L
Angola, IN 46703
(260) 665-3211 Ext 3

Drainage Approval:
Steuben County Surveyor's Office
317 South Wayne Street, Suite 3K
Angola, IN 46703
(260) 665-9397

Legend:

Existing:

- Contours
- Storm Line
- Tree Line

Proposed:

- Design Contours
- Building Line
- Easement Line
- Storm Line
- Water Line
- Sanitary Line
- Swale
- Overflow Swale
- Flood Protection Grade
- Lot Pad Elevations
- Centerline Stationing
- Curb Grade
- Sidewalk & Ramps
- Existing Section
- Proposed Section
- Future Section

Lot Number: 10
Lot Area Gross: 0.123AC±
Lot Area Net: [0.123AC±]

Common Use Area:

- General Notes:**
- All Right-of-Way intersection radii to be 20 feet.
 - All Right-of-Way to be dedicated to Steuben County.
 - All Cul-de-Sac Right-of-Way to be 50' radius.
 - All Park areas, Common areas, or Block areas to have a blanket utility and surface drainage easement.
 - All proposed streets to be asphalt, 27' wide back to back of concrete curbs; Curbs to be 2' wide.
 - IE & US&D Esmt denotes Ingress/Egress and Utility and Surface Drainage Easement.
 - U&SD Esmt denotes Utility and Surface Drainage Easement.
 - BL denotes Building Line
 - Unless otherwise noted, all Sideyard Building Lines to be a 5ft setback.

Legal Description:

Per Document Number 05090089 as recorded in the Steuben County Recorder's Office:

A part of the South One Hundred acres of that part of the North half of Section 7, Township 37 north, Range 13 East, Pleasant Township, Steuben County, Indiana and being more particularly described as follows:

Commencing at a spike nail located at the Southwest corner of the North half of Section 7, Township 37 North, Range 13 East; Thence South 89 degrees 44 minutes 54 seconds East, on the South line of said North half, a distance of 1775.21 feet to the point of beginning of this description; THENCE north 00 degrees 15 minutes 06 seconds East, parallel with the West line of the secondary plat for the villas of Crooked Lake being recorded as instrument NO. 0307-1798, a distance of 1301.99 feet to a 5/8-inch rebar capped "CASTERLINE"; THENCE North 89 degrees 44 minutes 42 seconds East, parallel with the North line of said North half of said Section 7, a distance of 800.00 feet to a 5/8-inch rebar capped "CASTERLINE" on a meander line; THENCE South 11 degrees 08 minutes 08 seconds East, on a meander line, a distance of 896.51 feet to a 5/8-inch rebar capped "RUSSEL" on the North line of said secondary plat for the Villas of Crooked Lake; Thence North 89 degrees 44 minutes 54 seconds West, on the West line of said Secondary plat for the Villas of Crooked Lake a distance of 440.00 feet to a 1-inch pipe at the Southwest corner of said secondary plat and also being on the South line of the aforesaid North half of Section 7; THENCE North 89 degrees 44 minutes 54 seconds West, on said South line, a distance of 225.00 feet to the point of beginning of this description, including that real estate lying between the above described meander line and the shoreline of Crooked Lake, containing 22.61 acres, more or less and being subject to and/or together with easements and rights of way of record.

This description was taken from a survey by S. Kirk Casterline, RLS No. LS2020086, State of Indiana, Dated July 30th, 2005, Job No. 0506-19, JG/MD

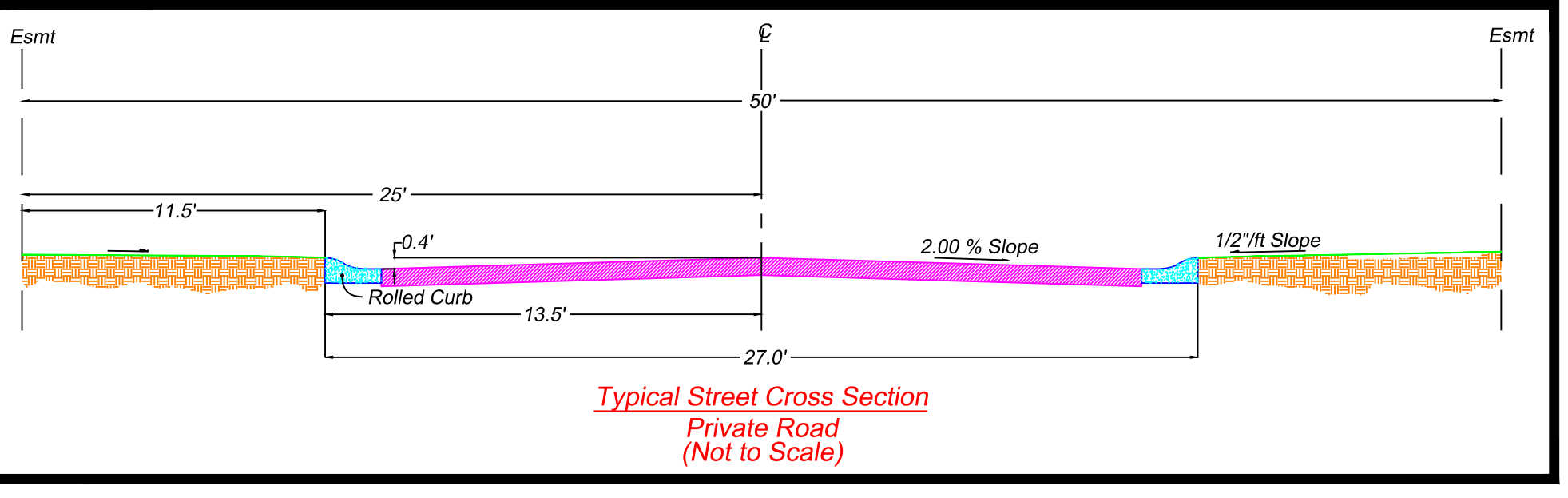
Note:
According to the Flood Insurance Rate Map (FIRM) Numbered 180243 00025B & Effective Date July 3, 1986, the herein described real estate is located in the unshaded Zone X, noted as areas determined to be outside of the 0.2% annual chance floodplain.

Revisions

Date	Description

Date: 03/04/2025
Scale: As Noted
Job No.: 2402-01
Sheet No.: 1-1

Drawn By:
Checked By:
This drawing is not intended to be represented as a Retracement or Original Boundary Survey, a Route Survey, or a Surveyor Location Report as defined in 86S IAC 1-12.



Primary Development Plan
Shores of Crooked Lake

A Site Located in the North Half of
Section 7, Township 37 North, Range 13 East.
Steuben County, Indiana

Overall Boundary:
23.630AC±

